FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
4-255B	ORLEANS		EAS.761

Town/City: Town of Eastham

Place: *(neighborhood or village)*:
North Eastham

Address: 1205 Massasoit Road

Historic Name: Flint – Gagne Cottage

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: 1930-32

Source: deeds

Style/Form: Summer Cottage

Architect/Builder: unknown

Exterior Material:
Foundation: concrete block

Wall/Trim: wood shingle/wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
Studio
Shed

Major Alterations *(with dates)*:
Porch enclosed, late 20th c.
Window sash replaced

Condition: fair

Moved: no ☒ yes ☐ **Date:**

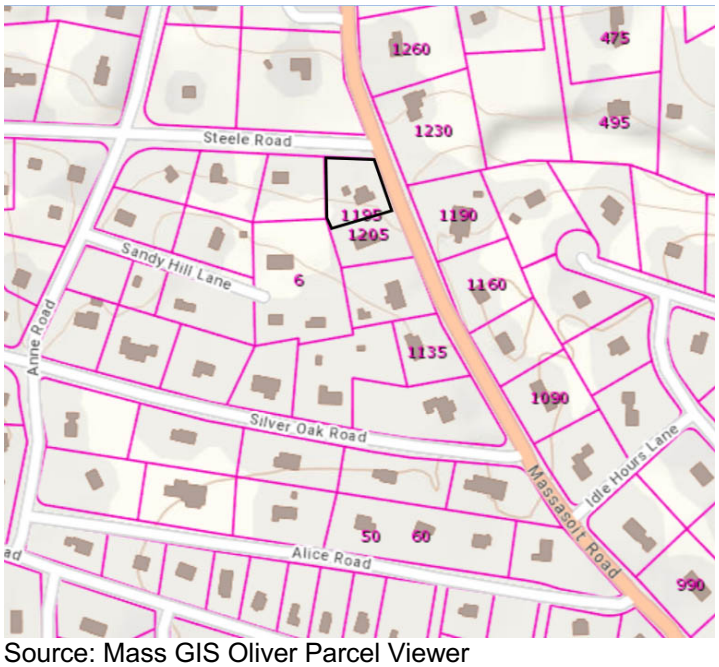
Acreage: 0.70

Setting: The property is situated on a historic road in the midst of dense residential development occurring in the mid to late 20th century.

Photograph

View from

Locus Map (north at top)



Source: Mass GIS Oliver Parcel Viewer

Recorded by: Kathryn Grover & Neil Larson
Larson Fisher Associates

Organization: Eastham Historical Commission

Date: June 2020

☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

The Flint – Gagne Cottage, built ca. 1930, is a one-story, wood frame cottage with a gable roof with a series of extensions and alterations common to working-class summer cottages. The front façade contains an entrance within a screened porch with kneewalls surmounted by a wide gable dormer on the south side of the house. There are two outbuildings, one appearing to be a studio or rental cottage and another in the driveway used for storage. The house is situated in a small yard heavily screened along the road and neighboring properties. A driveway enters from Steele Road.

HISTORICAL NARRATIVE

The cottage at 1205 Massasoit Road, at the southwest corner of Steele Road, was built between late April 1930 and mid-October 1932 for George Irving Flint and his wife Martha Grace Murray of Melrose.[1] Flint was born in Lawrence in 1905 and married Martha Grace Murray, a native of Bangor, Maine, in Salem, New Hampshire, in 1929. In 1930 Flint worked as a wool sorter and his wife as a shoe pattern inspector; she had been a pattern designer at the time of their marriage. In 1931 Flint had become a baker in Melrose. Whether the couple ever lived in the cottage is unclear, and they might in fact have built it for Martha Murray's mother Jeannette White Murray, to whom they sold the cottage and land in 1932.

A native of New Brunswick, Jennie White married Charles Murray, a lumberman living in Bangor, Maine. In 1910 the family lived in Argyle, Maine, with four children, but by 1930 the couple had either separated or divorced. In that year Jennie Murray was living with her married daughter Marjorie Unger, her husband, another married daughter Helen Savage, her two children, and two grandchildren. In 1940 she was head of a Melrose household that included her three daughters Helen, Martha, and Marjorie, all divorced and all shoe stitchers, four grandchildren, and a boarder. Daughter Martha, born in Argyle, Maine, in 1907, was listed in the census by her maiden name and must have divorced Flint between 1932 and 1940.

In November 1944 Jennie Murrray sold 1205 Massasoit Road to Alvin E. Arnold and Anna J. Greene, both of Quincy.[2] Born in Randolph in 1897, Alvin Edward Arnold was a florist and must have learned the trade from his father Edward, who was in partnership with son-in-law Andrew J. Christensen in the florists' firm Arnold and Christensen in Quincy. In 1930 he was living in his parents' Quincy household, but by 1940 Arnold was a state forestry worker lodging in the home of Canadian immigrant John F. Greene, his wife Annie J., and their adult daughter Dorothy. Arnold and Anna Greene acquired the Eastham property, and they married in Eastham in 1947. Two years later the Arnolds sold 1205 Massasoit Road to John B. Reed Jr. and his wife Ethel, who owned the property for three years and sold it to Alfred F. and Aline B. Gagne of New York City.[3] The Gagnes were the first long-term owners of 1205 Massasoit Road.

Born in Carver in 1904, Alfred Fernand Gagne (1904-84) served in the Army during World War II and met his wife, a native of Montreal and a New York City dress designer, in 1946; they married soon afterward. They worked together in a Manhattan dress shop for twenty-three years before Alfred Gagne's health impelled their move to Eastham in 1962. The year before he died Alfred Gagne had deeded his wife sole ownership of the 1205 Massasoit Road property. In 2003 Aline P. Gagne (1920-2013) subdivided the parcel and created the two-unit Locust Grove Condominiums. She sold Parcel 2 with the 1205 Massasoit Road house to Paula Thayer of Ellsworth, Maine, in 2003; Thayer sold it in turn to Robert and Maureen Dwyer of Barnstable in 2014. The Dwyers were the owners of record in 2020.[4]

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[1] Charles E. Lee to George I. and Martha M. Flint, Melrose, 28 April 1930, BCD 474:165; George I. and Martha G. Flint, Melrose, to Jennie M. Murray, 19 October 1932, BCD 490:496. The 1930 deed mentions only land, while the later deed is for land and buildings. Another George Flint was a summer resident of Eastham about the same time; an osteopathy student at a medical school in Kirkville, MO, he and his wife had a cottage on Smith Heights in South Eastham.

[2] Jennie M. Murray, Melrose, to Alvin E. Arnold and Anna J. Greene, both Quincy, 4 November 1944, BCD 621:96.

[3] Alvin E. and Anna J. Arnold to John B. Reed Jr. and Ethel T. Reed, 14 June 1949, BCD 722:364; Ernest and Gladys Edna Summerbell to Alfred F. and Aline B. Gagne, New York NY, 1 September 1962, BCD 1171:130.

[4] Alfred F. and Aline P. Gagne, Massasoit Road, to Aline P. Gagne, 15 September 1983, BCD 3867:305; Aline P. Gagne, trustee Locust Glen Condominiums, 1195 Massasoit Road, to Paula Thayer, Ellsworth ME, 4 December 2003, BCD 17999:160; Paula Thayer, Marble NC, to Robert and Maureen Dwyer, Barnstable, 2 October 2014, BCD 28442:193. The master deed for Locust Grove Condominiums (4 September 2003, BCD 17771:181) describes two buildings, one of them with a concrete foundation and the other on a cinder-block foundation but

Continuation sheet 1

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MAPS
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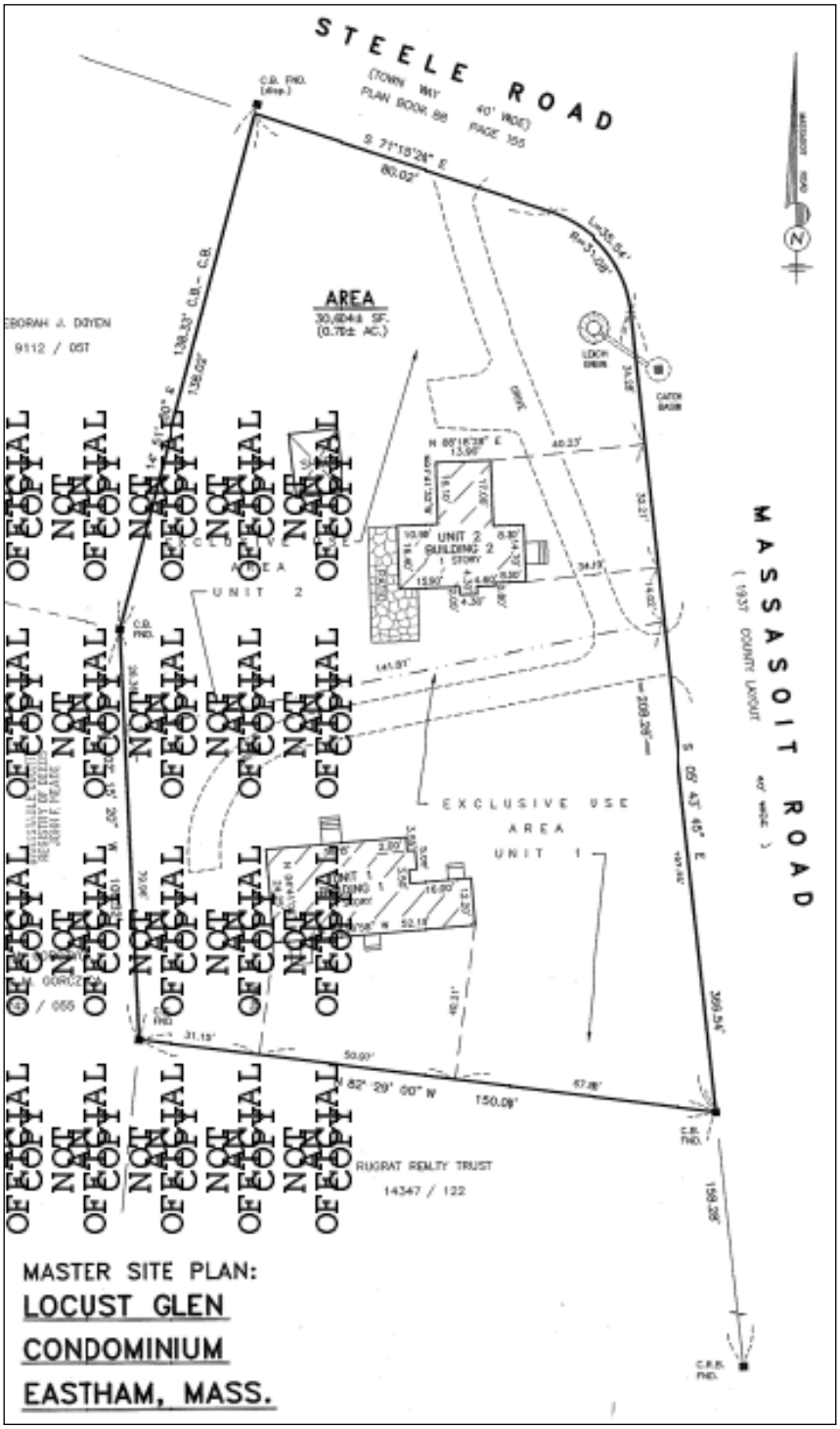
otherwise identical in external finishes. The 1205 Massasoit Road house is Unit 2, on the corner lot, and another house sometimes numbered 1195 Massasoit Road (a number that does not exist in Eastham assessors' records) to the south. On Aline P. Gagne see Caitlin Austin, "Lady of Style: Designer Scales Down Work for Cape Life," *Register*, 6 January 2005, 17.

SUPPLEMENTARY IMAGES



The 1205 Massasoit Road house is depicted as unit 2 of the 2003 subdivision plan (BCP 586:4).

PHOTOGRAPHS

(credit Larson Fisher Associates, 2019 unless otherwise noted)

View from east.

View from north.